

Debtor Name **1141 Realty Owner LLC**
United States Bankruptcy Court for the Southern District of New York
Case number (if known): **18-12341**

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross Revenue from business

☐ None

	Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year	Sources of Revenue	Gross Revenue (before deductions and exclusions)
1.1	FYTD 2018	From 01/01/2018 To 07/30/2018 <input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other	\$0.00
1.2	FYTD 2017	From 01/01/2017 To 12/31/2017 <input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other	\$0.00
1.3	FYTD 2016	From 01/01/2016 To 12/31/2016 <input checked="" type="checkbox"/> Operating a business <input type="checkbox"/> Other	\$0.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. Non-business income may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

Description of sources of revenue	Gross Revenue (before deductions and exclusions)
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Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers - including expense reimbursements to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1 See Attached Exhibit			<input type="checkbox"/> Secured Debt <input type="checkbox"/> Unsecured Loan Payments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
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5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☐ None

	Creditor's name and address	Description of the property	Date	Value of property
5.1	Wilmington Trust NA solely in its capacity as Trustee Midland Loan Services, A Division of PNC Bank Attn: Brian D. Davis Asset Resolution Officer II 10851 Mastin, Suite 300 Overland Park, KS 66210	All existing cash on hand and collections as received	9/18/2017	Undetermined

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☐ None

	Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
6.1	Wilmington Trust NA solely in its capacity as Trustee Midland Loan Services, A Division of PNC Bank Attn: Brian D. Davis Asset Resolution Officer II 10851 Mastin, Suite 300 Overland Park, KS 66210	Foreclosure Action	September 15, 2017 and thereafter	Undetermined

Last 4 digits of account number: XXXX-

Part 3: Legal Actions or Assignments
7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None

	Case title	Nature of case	Court or agency's name and address	Status of case
7.1	Emerson Miranda, against 1141 Realty LLC, 1141 Realty LLC now known as 1141 Realty Owners LLC and Flatironhotel LLC	Personal injury sustained by the plaintiff while he was working on the premise	Supreme Court of the State of New York County of Bronx	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
	Case number Index No. 25926/2016			

	Case title	Nature of case	Court or agency's name and address	Status of case
7.2	Commissioners of the State Insurance Fund, against Flatironhotel Operations LLC and 1141 Broadway Restaurant & Penthouse Operations LLC	Defendant has failed to make payments	Supreme Court of the State of New York County of New York	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
	Case number Index No.: 451677/17			

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Custodian's name and address	Description of the property	Value
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Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Date of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106 A/B (Schedule A/B: Assets - Real and Personal Property).		

Part 6: Certain Payments of Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1	CR3 Partners, LLC 450 Lexington Avenue 4th Floor New York, NY 10017 Email or website address www.cr3partners.com Who made the payment, if not debtor?	Fees	06/22/2018	\$35,000.00
11.2	CR3 Partners, LLC 450 Lexington Avenue 4th Floor New York, NY 10017 Email or website address www.cr3partners.com Who made the payment, if not debtor?	Fees	07/27/2018	\$95,703.00
11.3	CR3 Partners, LLC 450 Lexington Avenue 4th Floor New York, NY 10017 Email or website address www.cr3partners.com Who made the payment, if not debtor?	Fees	07/30/2018	\$20,971.00
11.4	CR3 Partners, LLC 450 Lexington Avenue 4th Floor New York, NY 10017 Email or website address www.cr3partners.com Who made the payment, if not debtor?	Retainer	07/30/2018	\$28,977.00
11.5	Klestadt Winters Jureller Southard & Stevens, LLP 200 West 41st. #17 New York, NY 10036 Email or website address www.klestadt.com Who made the payment, if not debtor?		06/19/2018	\$103,434.00
	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value

11.6	Klestadt Winters Jureller Southard & Stevens, LLP 200 West 41st. #17 New York, NY 10036 Email or website address www.klestadt.com Who made the payment, if not debtor?	07/27/2018	\$16,028.30
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Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.7 OMNI Management Group 5955 De Soto Avenue Suite 100 Woodland Hills, CA 91367 Email or website address www.omnimgt.com Who made the payment, if not debtor?	Retainer	07/27/2018	\$5,000.00

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property - by sale, trade, or any other means - made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs.
Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None

Who received transfer? Address.	Description of property transferred or payments received or debts paid in exchange.	Date transfer was made	Total amount or value
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Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

Location where patient records are maintained

How are records kept?

- ☐ Electronically
- ☐ Paper

Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No
- ☐ Yes. State the nature of the information collected and retained. _____

Does the debtor have a privacy policy about that information?

- ☐ No
- ☐ Yes.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

- ☐ No. Go to Part 10.
- ☐ Yes. Fill in below:

Name of plan

Employer identification number of plan
EIN:

Has the plan been terminated?

- ☐ No
- ☐ Yes

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
		<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other		

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it. Address	Description of contents	Does debtor still have it?
			<input type="checkbox"/> No <input type="checkbox"/> Yes

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it. Address	Description of contents	Does debtor still have it?
			<input type="checkbox"/> No <input type="checkbox"/> Yes

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Owner's name and address	Location of the property	Description of the property	Value
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Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium)
- Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No
☐ Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
Case number			<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name and address	Describe the nature of the business	Employer identification number. Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address	Dates of service
26a.1 Yousef Iskander 33 Coronet Terrace Burlington, NJ 08016-4290	July 2018
26a.2 Real Hospitality Group LLC 12800 Hospitality Way, Ocean City, MD 21842	2015 / 2016

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☐ None

Name and address	Dates of service
26b.1 Paritz & Company, P.A. 15 Warren, Suite 25 Hackensack, NJ 07601	2015 & 2016

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

	Name and address	If any books of account and records are unavailable, explain why
26c.1	Yousef Iskander 33 Coronet Terrace Burlington, NJ 08016-4290	N/A
26c.2	Jay Vaswani 2223 Punta Del Este Drive Hacienda Heights, CA 91745	N/A

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None

	Name and address	
26d.1	Wilmington Trust NA solely in its capacity as Trustee Midland Loan Services A Division of PNC Attn: Brian D. Davis 10851 Mastin Street, Suite 300 Overland Park, KS 66210	
26d.2	JP Morgan Chase Bank, N.A. 1700 Pacific Ave, Ste 125 Dallas, TX 75201	
26d.3	Premier Equities 1151 Broadway, 2nd Flr New York, NY 10001	

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- ☒ No
☐ Yes. Give the details about the two most recent inventories

**Name of the person who supervised
the taking of the inventory**

Date of inventory

**The dollar amount and basis
(cost, market, or other basis)
of each inventory**

Name and address of the person who has possession of inventory records

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

	Name	Address	Position and nature of any interest	% of interest, if any
28.1	1141 Realty, LLC	9 W. 26th Street New York, NY 10010	Owner	100%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
☐ Yes. Identify below.

	Name	Address	Position and nature of any interest	Period during which position or interest was held
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30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No
☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing this value
Relationship to debtor			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☐ No
☒ Yes. Identify below.

	Name of the parent corporation	Employer identification number of the parent corporation
31.1	1141 Realty LLC	N/A
31.2	Main Team Hotels LLC	N/A
31.3	Main Team Trading Ltd.	N/A

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund	Employer identification number of the pension fund
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Part 14: Signature and Declaration

WARNING Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on. 9/14/2018
MM / DD / YYYY

/s/ James Katchadurian Printed name James Katchadurian
Signature of individual signing on behalf of the debtor

Position or relationship to the debtor Chief Restructuring Officer

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☐ No

☒ Yes

1141 Realty Owner LLC

Case No. 18-12342

SOFA 3. Certain payments or transfers to creditors within 90 days before filing this case

Creditor's Name	Address	Date	Total amount or value	Reasons for payment or transfer
Consolidated Edison Company of NY	c/o William O'Brien, Esq. 199 Church Street, 14th Floor	6/29/2018	\$ 8,624.79	Utility
Consolidated Edison Company of NY		7/21/2018	\$ 12,426.00	Utility
Consolidated Edison Company of NY Total :			\$ 21,050.79	
CT Corporation	111 8th Avenue, 13th Floor New York, NY 10011	7/27/2018	\$ 11,389.00	Independent Director
CT Corporation		7/27/2018	\$ 2,970.50	Independent Director
CT Corporation		7/27/2018	\$ 2,500.00	Independent Director
CT Corporation Total :			\$ 16,859.50	
Moses And Singer LLP	405 Lexington Ave New York, NY 10174	6/29/2018	\$ 15,137.00	Professional Fee
Moses And Singer LLP Total :			\$ 15,137.00	
Gibbons P.C.	One Gateway Center Newark, NJ 07102-5310	7/27/2018	\$ 7,630.50	Professional Fee
Gibbons P.C. Total :			\$ 7,630.50	
Grand Total :			#REF!	